

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>96-211</u></a>	<a href="#"><u>BIG MACK LOUNGE, INC.</u></a>
<a href="#"><u>03-190</u></a>	<a href="#"><u>DEVON RAMCHARAN</u></a>
<a href="#"><u>03-222</u></a>	<a href="#"><u>ESTATES OF BISCAYNE, INC</u></a>
<a href="#"><u>03-316</u></a>	<a href="#"><u>BCG PARTNERS L. L. C.</u></a>
<a href="#"><u>04-209</u></a>	<a href="#"><u>FLAGLER DEVELOPMENT CO.</u></a>

THE FOLLOWING HEARING WAS DEFERRED INDEFINITELY FROM 1/8/98:

HEARING NO. 97-6-5 (96-211)

10-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: BIG MACK LOUNGE, INC. is appealing the Zoning Appeals Board's decision which denied the following:

- (1) USE VARIANCE & SPECIAL EXCEPTION to permit an adult night club in the BU-2 district as would be permitted in the BU-3 district.
- (3) SPECIAL EXCEPTION of spacing requirements as applied to adult night clubs requiring them to be spaced 1,000' from a public school, religious facility, private school and spaced 660' from an RU district; to waive same.
- (4) SPECIAL EXCEPTION of spacing requirements as applied to alcoholic beverage uses to permit the aforementioned nightclub to be spaced less than 2,500' from a school and religious facility; to waive same.
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing building setback 19.05' (20' required) from a residential district to the south.
- (6) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 11 parking spaces (42 spaces required).
- (10) NON-USE VARIANCE OF SPACING REQUIREMENTS requiring night clubs to be located no closer than 500' to an RU district; to waive same.

Plans are on file and may be examined in the Zoning Department entitled "Boundary Survey and Plan and Elevation View," as prepared by James Beadman & Assoc., Inc., one sheet dated 2/27/96 and three sheets dated 2/28/96 and plans entitled "Specific Purpose Survey," as prepared by James Beadman & Assoc., Inc., dated 2/27/96.

SUBJECT PROPERTY: Lots 1 & 2, less the north 15' of Block 6, VICTORIA MANOR, Plat book 22, Page 5.

LOCATION: 1792 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 107'

PRESENT ZONING: BU-2 (Business – Special)

THE FOLLOWING HEARING WAS DEFERRED FROM 9/30/04 TO THIS DATE:

HEARING NO. 03-9-CZ8-5 (03-190)

2-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: DEVON RAMCHARAN

DEVON RAMCHARAN is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 140' x 110'

BU-2 (Business - Special)

BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 10/7/04 TO THIS DATE:

HEARING NO. 04-2-CZ14-1 (03-222)

6-57-39  
BCC  
Comm. Dist. 8

APPLICANT: ESTATES OF BISCAYNE, INC.

ESTATES OF BISCAYNE, INC. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU & GU to EU-M

SUBJECT PROPERTY: The south ½ of the SE ¼ of the NW ¼ of Section 6, Township 57 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 288 Street and S.W. 172 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20.74 Acres

AU (Agricultural – Residential)

GU (Interim)

EU-M (Estates Modified 1 Family 1 Acre Gross)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/4/04 TO THIS DATE:

HEARING NO. 04-3-CZ14-3 (03-316)

11-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANT: BCG PARTNERS L. L. C.

BCG PARTNERS L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE  $\frac{1}{4}$  of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE  $\frac{1}{4}$  of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 11; thence run along said east line S0°43'8"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.14 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: FLAGLER DEVELOPMENT CO.

- (1) GU to TND
- (2) Applicant is requesting to permit shop front buildings 75' in height (40' maximum permitted).
- (3) Applicant is requesting to permit row house buildings 50' in height (35' maximum permitted).
- (4) Applicant is requesting to permit workshop buildings 75' in height (35' height permitted).
- (5) Applicant is requesting to waive the zoning regulations requiring half section line roads to be 70' in width, to permit 0' of dedication for N.W. 82<sup>nd</sup> Street.
- (6) Applicant is requesting to waive the zoning regulations requiring half section line roads to be 70' in width, to permit 0' of dedication for N.W. 102 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #6 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plan is on file and may be examined in the Zoning Department entitled "Conceptual Site Plan Grand Bay at Doral," as prepared by Valle, Valle & Partners, dated stamped received 10/5/04 and consisting of one sheet. Plan may be modified at public hearing.

SUBJECT PROPERTY: A portion of Section 8, Township 53, Range 40 East, being more particularly described as follows:

Begin at the Northwest corner of Section 8, Township 53 South, Range 40 East; thence N89°39'55"E along the north line of said Section 8 for a distance of 570.17'; thence S01°43'29"E for a distance of 240'; thence S89°39'55"W for a distance of 50'; thence S01°43'29"E for a distance of 250'; thence N89°39'55"E for a distance of 450'; thence N01°43'29"W for a distance of 490'; thence N89°39'55"E along the north line of said Section 8 for a distance of 1,686.1'; thence S01°44'23"E for a distance of 3,358.5'; thence S89°39'55"W for a distance of 2,657.13' to a point on the west line of said Section 8; thence N01°43'29"W along the west line of said Section 8 for a distance of 3,358.48' to the Point of beginning.

LOCATION: The Southeast corner of theoretical N.W. 107 Avenue & theoretical N.W. 90 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 199.99 Gross Acres

GU (Interim)  
TND (Traditional Neighborhood Development)

THIS IS IN THE CITY OF DORAL, BUT ACCORDING TO THE CHARTER, THE COUNTY HAS JURISDICTION.